



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 2-SA-08-C
2-E-08-UR

AGENDA ITEM #: 22
AGENDA DATE: 2/14/2008

▶ **SUBDIVISION:** COLLIER ROAD SUBDIVISION
▶ **APPLICANT/DEVELOPER:** LAWRENCE WINSTEAD
OWNER(S): Lawrence Winstead

TAX IDENTIFICATION: 46 140
JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side of Collier Rd., south of Fox Ridge Dr.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 7.19 acres

▶ **ZONING:** PR (Planned Residential) pending (1/28/2008)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)
South: Residences / A (Agricultural) & RB (General Residential)
East: Residences / A (Agricultural) & RB (General Residential)
West: Residences / PR (Planned Residential) & RB (General Residential)

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Collier Rd., a local street with a 16' to 19' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Grade variance from 12% to 15%, from STA 11+40 to STA 14+25
2. Vertical curve variance from 180' to 150', STA 14+25.

STAFF RECOMMENDATION:

▶ **APPROVE** variances because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to the following 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Certification on the development plan by the applicant's surveyor that there is 300 ft. of sight distance in both directions on Collier Rd. from the proposed entrance.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Due to the proposed 15% grade in the proposed driveway, the applicant will be required to maintain a 10'

side yard setback on all lots.

6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC) if it is determined that a blue-line stream runs through the subject property.
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

► **APPROVE the development plan for up to 9 detached residential lots subject to the following 2 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area/drainage system.

COMMENTS:

The applicant is requesting approval of a 9 unit residential subdivision on this 7.19 acre site. The approved PR zoning permits up to 3 du/ac. The development will have access to Collier Road and have a public interior roadway. The applicant will be required to certify sight distance prior to approval of the development plan. The site has rolling topography and a wet weather conveyance running through lot 1 down to the detention pond. The applicant was required to contact TDEC in order to verify whether or not this water feature was a blue-line stream or a wet weather conveyance. TDEC has determined it to be a wet weather conveyance and alterations would be authorized (see attached letter from Natalie Harris).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development at a density of 1.25 du/ac. is consistent with the use and density of recent zoning changes and subdivision development in the area. There are existing residential subdivisions to the north and south of the site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed subdivision is consistent with all relevant requirements of the PR zone, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 3 du/ac. The proposed density is consistent with the Sector Plan and the other development found in the area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 113 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

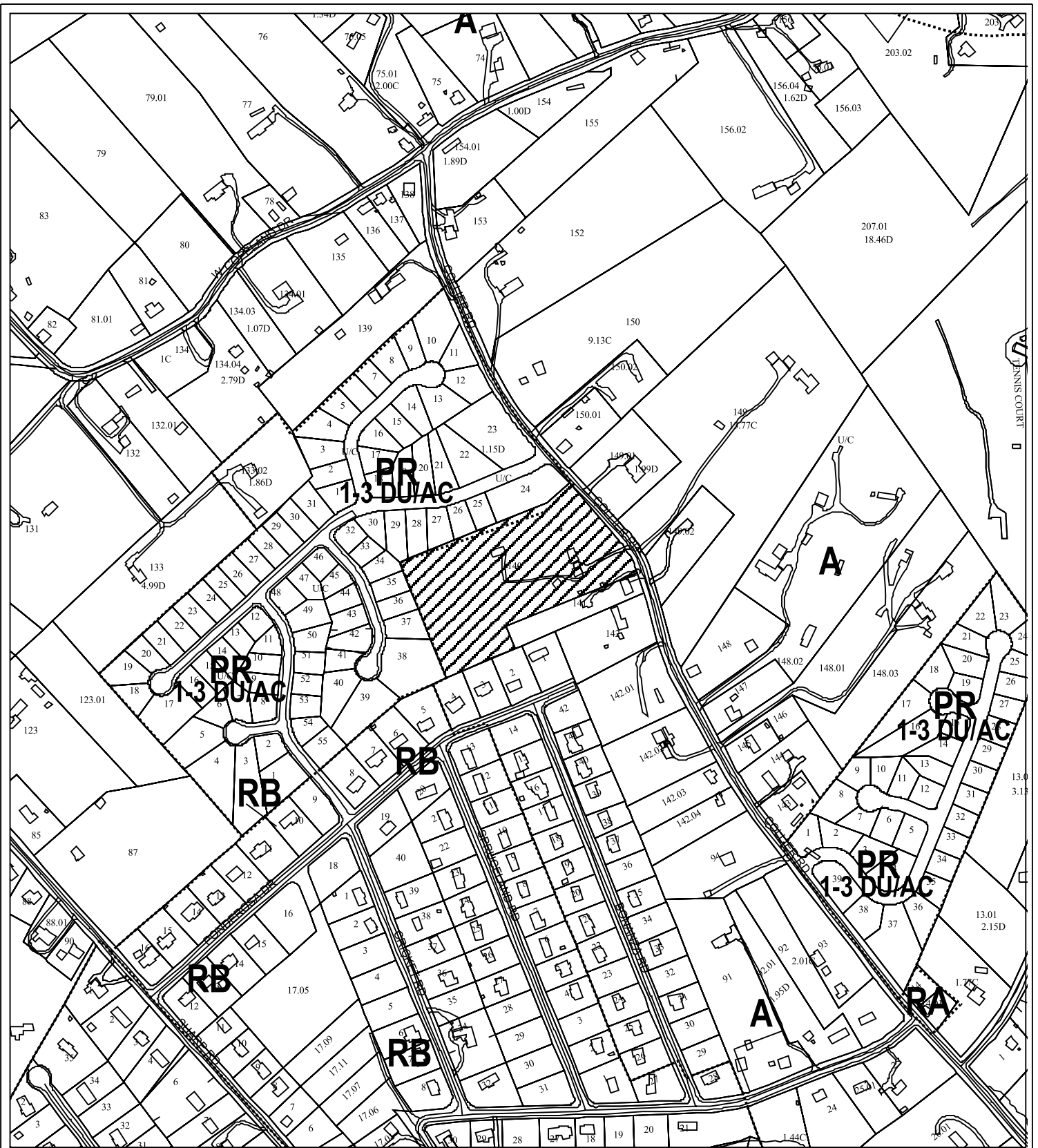
ESTIMATED STUDENT YIELD: 5 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



2-SA-08-C/2-E-08-UR
 CONCEPT PLAN/USE ON REVIEW



Detached residential subdivision in PR (Planned Residential) pending (1/28/2008)

Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: 8305 Collier Rd.
 Lawrence Winstead

Map No: 46

Jurisdiction: County



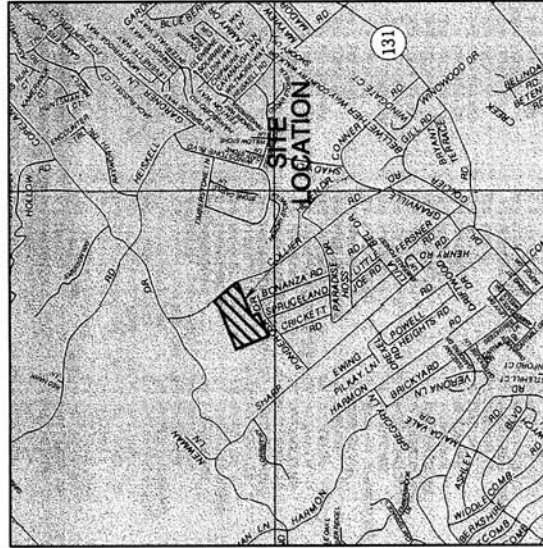
USE ON REVIEW AND CONCEPT PLAN

COLLIER ROAD SUBDIVISION

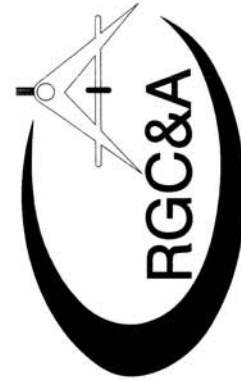
DISTRICT NO. 6 KNOX COUNTY, TENNESSEE CLT: 046 PARCEL: 140

ENGINEER:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
LAWRENCE WINSTEAD
8305 COLLIER ROAD
KNOXVILLE, TN 37921
CONTACT: LAWRENCE WINSTEAD
PHONE: 865-855-0331
FAX:



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CERTIFICATE OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING REPORTS AND DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, REGISTERED ENGINEER *Jason P. Seaveling*

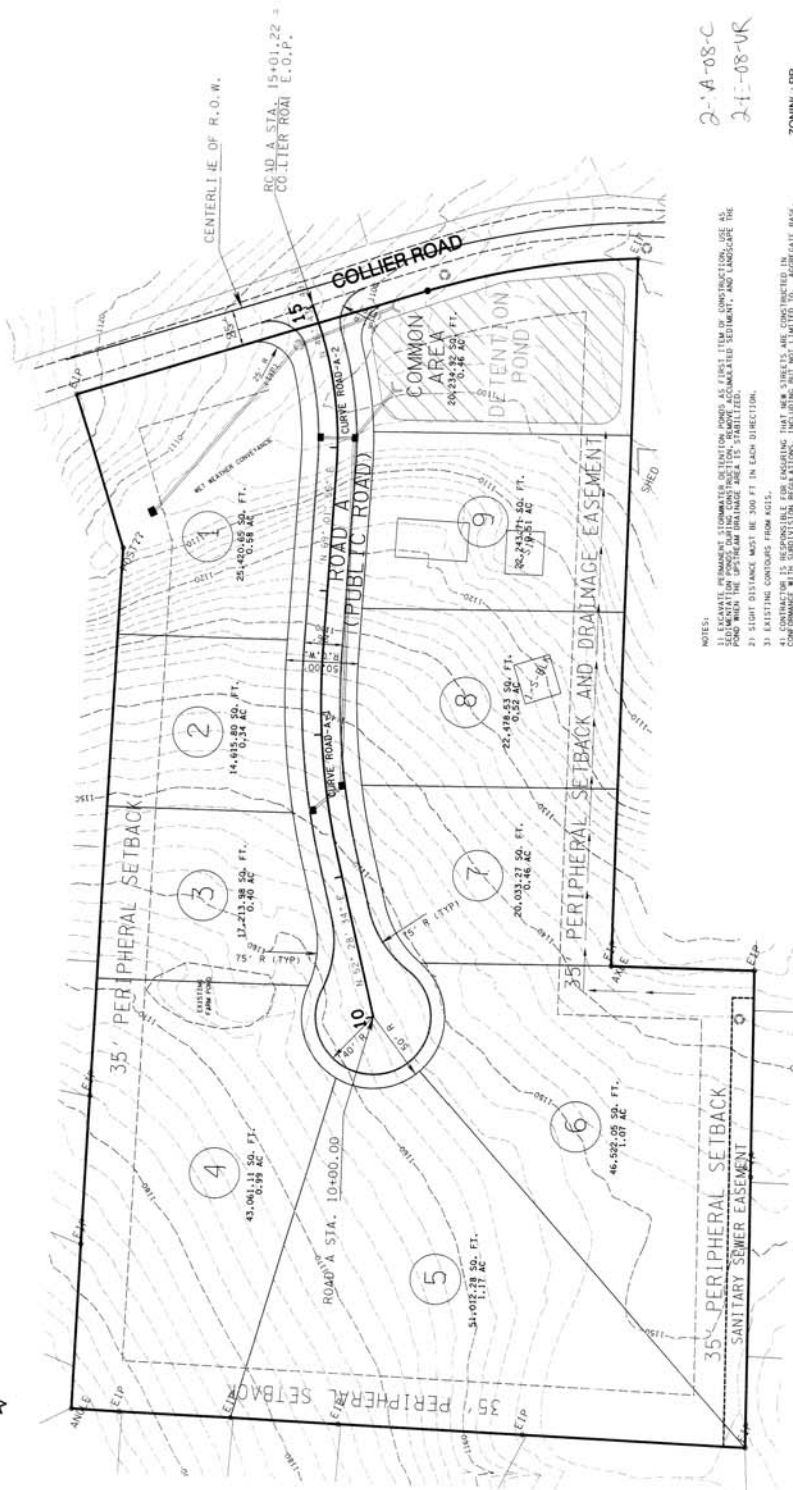
TENNESSEE CERTIFICATE NO. 101034



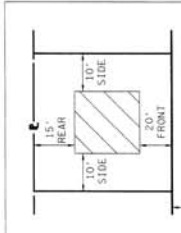
2 SA-08
2 E-08
REVISED

2/1/08

CURVE ROAD-A-1	CURVE ROAD-A-2
P.L. 11+86.56	P.L. 14+38.83
P.C. 12+00.00	P.C. 14+52.17
P.T. 12+48.29	P.T. 14+86.16
Δ 15° 37' 31"	Δ 22° 35' 06"
R 250.000	R 300.000
L 72.746	L 49.219



REQUESTED VARIANCES:
 1) CURVE DISTANCE FROM 125 TO 150, FROM STA. 11+40 TO STA. 14+25
 2) VERTICAL CURVE DISTANCE FROM 180' TO 150' AT STA. 14+25



30' PERIPHERAL SETBACK APPLIES AROUND THE SUBDIVISION PERIMETER
 TYPICAL LOT SETBACK DETAIL

- NOTES:
- 1) LOCATE PERMANENT STORMWATER DRAINAGE POND AS FIRST ITEM OF CONSTRUCTION, USE 45' POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - 2) SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION.
 - 3) EXISTING CONTOURS FROM 4025.
 - 4) CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL UTILITIES ARE LOCATED ACCORDING TO THE RECORD DRAWINGS AND TO BE COMPLETED WITHIN ONE YEAR. APPLY MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT FINISHING, STOP SIGNS, ETC.
 - 5) ALL UTILITIES MUST BE DEEPER THAN THE PROPOSED DRIVEWAY AND/OR CONCRETE DRIVE UTILITY AND SHOWN PRIOR TO ANY UTILIZATION. APPROVED AND/OR CONFORM TO ALL OTHER UTILITIES AND SHOWN PRIOR TO ANY UTILIZATION.
 - 6) CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY PRACTICES.
 - 7) ALL EXISTING UTILITIES AND NEW UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT LIFE. ADDITIONAL TYPING MAY BE REQUIRED.
 - 8) ALL APPLICABLE TEMPORARY SEEDING WHEN GRAZING OPERATIONS ARE TEMPORARILY HALTED FOR APPLICABLE TEMPORARY SEEDING TO SOIL. SOIL PROFILES SHOULD BE TO BE COMPLETED WITHIN ONE YEAR.
 - 9) ALL EXISTING BUILDINGS TO REMAIN SHALL BE MAINTAINED THROUGHOUT THE PROJECT LIFE. CONSTRUCTION OPERATIONS WILL IMPACT THE DISTURBED AREA APPLICABLE PERMANENT SEEDING TO ALL EXISTING BUILDINGS TO REMAIN THROUGHOUT THE PROJECT LIFE.
 - 10) ALL GUT AND FILL SLOPES ARE TO BE GRASSLESS UNLESS OTHERWISE NOTED.
 - 11) A 5' UTILITY AND DRAINAGE EASEMENT WILL APPLY ALONG SIDES OF ALL INTERNAL LOT LINES. A 10' UTILITY AND DRAINAGE EASEMENT WILL APPLY ALONG ALL PERIPHERAL LOT LINES.
 - 12) ALL LOTS TO HAVE UNDERGROUND SEWAGE DISPOSAL SYSTEM.
 - 13) ROAD GRADES EXCEEDING 10% REQUIRE A 10' SIDE SETBACK ON ALL LOTS.

2-A-08-C
 2-A-08-UR

ZONING: PR
 ACRES: 36.719
 NUMBER OF LOTS: 9
 CLT: AP PARCEL
 04 140

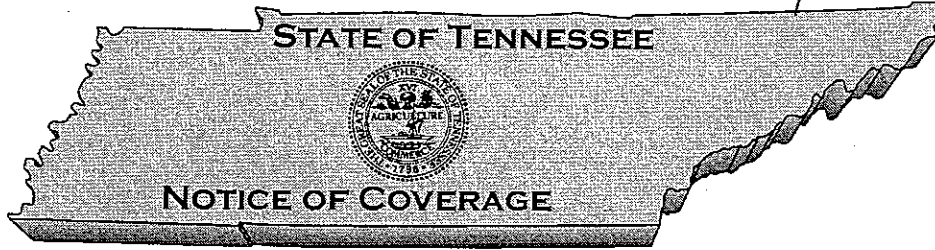


NO.	DATE	DESCRIPTION	BY	CHK.	REVISIONS

DESIGNED BY	CHKD BY	SCALE	SHEET NO.
DRWN BY	DATE	FILE NO.	NO.
	17/02/07	07100	2
PLAN VIEW GENERAL LAYOUT			

COLLIER ROAD SUBDIVISION USE ON REVIEW AND CONCEPT PLAN		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	
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2-SA-08-C/2-E-08-WR



Under the Aquatic Resource Alteration
General Permit for Alteration of Wet Weather Conveyances

Tennessee Department of Environment and Conservation
Division of Water Pollution Control
401 Church Street, 6th Floor, L&C Annex
Nashville, Tennessee 37243-1534

ARAP - NR0803.027

Under authority of the Tennessee Water Quality Control Act of 1977 (IWQCA, T.C.A. 69-3-101 *et seq.*) the Division of Water Pollution Control has determined the activity described below would not violate applicable water quality standards.

This activity is governed by the *General Permit for Alteration of Wet Weather Conveyances* (effective July 1, 2005) issued pursuant to the IWQCA. The work must be accomplished in conformance with accepted plans, specifications, data and other information submitted in support of application NR0803.027 and the terms and conditions set forth in the above referenced general permit.

PERMITTEE: Lawrence Winstead
AUTHORIZED WORK: Wet weather conveyance alteration
LOCATION: 8305 Collier Road, Knox County
WATERBODY NAME: Unnamed tributary to Beaver Creek

EFFECTIVE DATE: 30-JAN-08

EXPIRATION DATE: 30-JAN-09

This does not preclude requirements of other federal, state or local laws. In particular, work shall not commence until the applicant has received the federal §404 permit from the U. S. Army Corps of Engineers, a §26a permit from the Tennessee Valley Authority or authorization under a Tennessee NPDES Storm Water Construction Permit where necessary. This permit may also serve as a federal §401 water quality certification (pursuant to 40 C.F.R. §121.2) since the planned activity was reviewed and the division has reasonable assurance that the activity will be conducted in a manner that will not violate applicable water quality standards (T.C.A. § 69-3-101 *et seq.* or of § § 301, 302, 303, 306 or 307 of *The Clean Water Act*).

The state of Tennessee may modify, suspend or revoke this authorization or seek modification or revocation should the state determine that the activity results in more than an insignificant violation of applicable water quality standards or violation of the IWQCA. Failure to comply with permit terms may result in penalty in accordance with T.C.A. §69-3-115.

Paul E. Davis

Paul E. Davis, P.E.
Director, Division of Water Pollution Control

RDA 2971



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KNOXVILLE ENVIRONMENTAL FIELD OFFICE
DIVISION OF WATER POLLUTION CONTROL
3711 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921

January 30, 2008

Mr. Lawrence Winstead
8305 Collier Road
Powell, TN 37849

Subject: **General Permit for Alteration of Wet Weather Conveyances
Aquatic Resource Alteration Permit (ARAP) NR0803.027
Collier Road Subdivision
Lawrence Winstead
Powell, Knox County, Tennessee**

Dear Mr. Winstead:

We have reviewed your application for the proposed wet weather conveyance alteration. Pursuant to the *Tennessee Water Quality Control Act of 1977* (T.C.A. § 69-3-101 et seq.) and supporting regulations the Division of Water Pollution Control is required to determine whether the activity described in the attached notice of coverage will violate applicable water quality standards.

This activity is governed by the *General Permit for Alteration of Wet Weather Conveyances*. The work must be accomplished in conformance with accepted plans and information submitted in support of application NR0803 027 and the limitations and conditions set forth in the *General Permit for Alteration of Wet Weather Conveyances* (enclosed). It is the responsibility of the permittee to ensure that all contractors involved with this project have read and understand the permit conditions before the project begins.

A site review of the proposed development was performed on January 30, 2008. The purpose of this review was to determine the presence of waters of the State. The watercourse on the proposed site has been determined to be a wet weather conveyance and alterations to this can be authorized under the *General Permit for the Alteration of Wet Weather Conveyances* (enclosed). This was determined to be a conveyance based upon the following: (lack of detectable surface or subsurface flow, presence of vegetation in the channel, lack of evidence of aquatic life with extended life cycles, or lack of associated wetlands.) Please be advised that alterations to wet weather conveyances cannot cause pollution to other waters of the State.

Please note that changes in long-term weather patterns, as well as physical and geological changes within a watershed, can cause the determination to change. Therefore, the Division of Water Pollution Control reserves the right to change this classification if warranted.

We appreciate your attention to the Aquatic Resource Alteration Permit program. If you have any questions, please contact Mr. Larry Everett at (865) 594-5593 or by e-mail at *Larry.Everett@state.tn.us*

Sincerely,

Natalie Harris
Knoxville Environmental Field Office Manager

Encl: NOC and copy of general permit
CC: DWPC, Knoxville EFO Permit File